

July 15, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0288

Douglas R. Sowers

Matoaca Magisterial District
Watkins Elementary, Midlothian Middle and Midlothian High School Districts
South line of Old Hundred Road

REQUEST: Rezoning from Agricultural (A) and Residential (R-25) to Community Business (C-3) with Conditional Use to allow multi-family residential use and Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

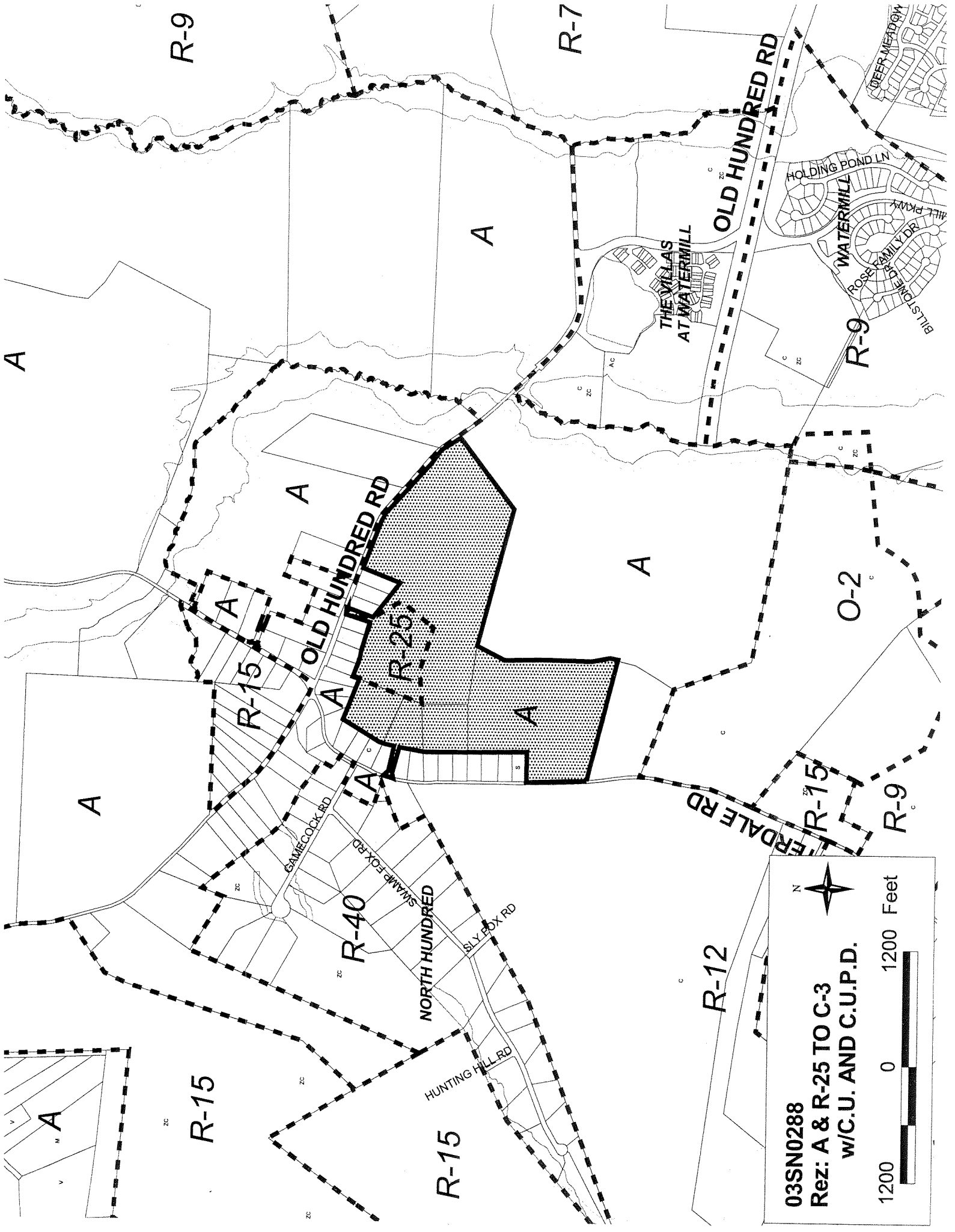
Residential and commercial uses with exceptions to Ordinance requirements are proposed.

RECOMMENDATION

The applicant has requested this case be deferred to the Commission's September 16, 2003, public hearing.

Textual Statement

1. The Zoning Map prepared by E.D. Lewis & Associates, Inc., dated April 7, 2003, shall be the Master Plan for the property, provided that the area of each tract shown thereon may be enlarged or contracted by not more than ten percent (10%) of its area, with corresponding adjustments to the area of adjacent tracts.
2. The uses permitted on various parcels shown on the Master Plan shall be as follows:
 - a. Parcel A: uses permitted in the R-12 district
 - b. Parcel B: uses permitted in the C-3 district
 - c. Parcel C: uses permitted in the R-MF district
 - d. Parcel D: uses permitted in the C-3 district



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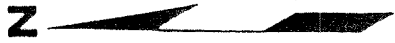
Rez: A & R-25 TO C-3

w/C.U. AND C.U.P.D.



1200 0 1200 Feet





03SNO288-1

